



## COURT CLOSE, ST JOHN'S WOOD, LONDON, NW8 £2,608 PER WEEK UNFURNISHED

A stylish and contemporary four bedroom family house in this gated portered development, benefiting from air conditioning and a west facing garden with decked terrace and a principal bedroom with a large terrace. Court Close is ideally located for the amenities of St John's Wood and both St John's Wood and Swiss Cottage Underground Stations (Jubilee line). Parking is available under separate negotiation.

Principal Bedroom with En Suite Bathroom | Three Further Bedrooms | Two Bathrooms | Reception Room | Kitchen | Conservatory | Garden | 24 Hour Portage | Air Conditioning | Gated Development

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GROSS INTERNAL AREA (GIA)  
The footprint of the property  
176.00 sqm / 1894.45 sqft



NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes walkways, restricted head heights  
155.44 sqm / 1673.14 sqft



EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
23.46 sqm / 252.52 sqft



RESTRICTED HEAD HEIGHT  
Limited use area under 1.8m  
0.47 sqm / 5.06 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 192.35 sqm / 2058.29 sqft  
IPMS 3C RESIDENTIAL 160.86 sqm / 1746.76 sqft

spec id: 61264b68c931540da6756717

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

**Tenancy Deposit:** £15,648.00

**Holding Deposit:** 1 weeks rent where the rent is up to £100,000 per annum, 2 weeks rent where the rent is over £100,000 per annum

**Council Tax Band:** G

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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